



The Beeches Pulverbatch, Shrewsbury, Shropshire, SY5 8DH

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**Offers In The Region Of £1,525,000**

Viewing: strictly by appointment through the agent



Occupying an idyllic and secluded location, with stunning views to the rear, towards the Shropshire Hills, local farmland, countryside and beyond. This is a beautifully four-bedroom detached house with an adjoining two-storey one-bedroom holiday cottage, and a separate one-bedroom log cabin with the benefit of being offered For Sale with NO UPWARD CHAIN.

The property was designed by an award-winning architect, and is currently being run as a highly successful award-winning holiday let - but would make a fantastic family home with separate accommodation for extended family or a collaboration of both. The property occupies a generous-sized plot just under 1 acre with three private gardens, which include outdoor dining areas, hot tubs, sauna, outdoor kitchen, entertainment zones and fire pit area. making the outside area a wonderful place to be. This stunning property is situated just outside the sought-after village location of Pulverbatch, being well placed for access to the west of Shrewsbury, which offers good local amenities, highly regarded schooling and easy access to the medieval Town Centre of Shrewsbury. Commuters will be pleased to know that access to the local bypass is readily accessible, which in turn links up the major motorway networks. Viewing of this perfect countryside retreat, nestled on the edge of the stunning Shropshire Hills, which is officially designated as an Area of Natural Beauty, offers the perfect blend of comfort and character, along with rural tranquility. Viewing is highly recommended by the selling agent.

#### The Beeches Accommodation

**THE LODGE:** Accommodation briefly comprises of the following: Hallway, cloakroom, bespoke refitted kitchen/diner with feature Rayburn and a range of built-in appliances, lounge, games room/snug, first floor landing, master bedroom having walk-in wardrobe/dressing room and bespoke ensuite bathroom, bedroom two with dressing area and stylish ensuite shower room, bedroom three with modern ensuite shower room, large outside area with low maintenance slated section, lawn gardens, many seating areas, steam room/sauna, good size driveway providing ample off street parking, oil fired central heating.

**RITA'S RETREAT** accommodation briefly comprises of the following: Morning room, living area with kitchen, first floor double bedroom with ensuite shower room, oil fired central heating, private courtyard style garden with hot tub and pizza oven.

**MARY'S CROFT** accommodation briefly comprises of the following: This charming wooden cabin comprises: Living area with kitchen, bedroom with feature free standing copper bath, shower room, secluded low maintenance gardens with BBQ hut and hot tub, ample parking for at least two vehicles.

The whole property occupies a truly idyllic and secluded position having far reaching views towards local farmland, countryside and beyond. Viewing is essential.

The accommodation in greater detail comprises:

#### THE LODGE

Briefly comprises the following: Boot room, cloakroom, luxury bespoke kitchen/diner with feature Rayburn and a range, fire belly free-standing log burner and Liebherr full Red and White wine fridge. built-in appliances, lounge, games room/snug/Bedroom, first floor landing, master bedroom having walk-in wardrobe/dressing room and bespoke ensuite bathroom, bedroom two with dressing area and stylish bespoke ensuite shower room, bedroom three with bespoke ensuite shower room, large outside area with low maintenance slated section, lawn gardens, many seating areas, sauna, good size driveway providing ample off street parking, oil fired central heating.

#### RITA'S RETREAT

Briefly comprises the following: Morning room, living area with kitchen, fire belly log burner, first-floor double bedroom with ensuite shower room, oil-fired central heating, private cobbled courtyard-style garden with hot tub and pizza oven.

#### MARY'S CROFT

Briefly comprises the following: This charming wooden cabin comprises: Living area with kitchen and Log burner, bedroom with a feature free-standing copper bath, a shower room, secluded low-maintenance gardens with BBQ hut and hot tub, ample parking for at least two vehicles.

The whole property occupies a truly idyllic and secluded position, having far-reaching views towards local farmland, countryside and beyond. Viewing is essential. The accommodation in greater detail comprises:

#### THE LODGE

Large covered decked veranda perfect for entertaining with outdoor kitchen, part glazed wooden entrance door gives access to:

##### Bespoke refitted kitchen/diner

26'2 x 12'0

This designer kitchen comprises: A range of contemporary eye level and base units with built-in cupboards and drawers, full length larder with internal inset lighting for Gin bar, fitted Granite worktops with inset twin ceramic sink with mixer tap over, Bespoke kitchen island with built-in drawers and Granite worktop, glass display cabinets, large wine cooler, Rayburn AGA set to an exposed stone wall with timber inset above, Samsung microwave combination oven, full length integrated fridge and freezer and dishwasher, exposed timbers to ceiling, tiled floor, two sealed unit double glazed windows to front, contemporary fire belly multi fuel burning stove set to a feature exposed stone wall.

From the kitchen/diner, carpeted steps lead down to:

##### Lounge

19'1 x 14'3

Having a feature wood burning stove set to an exposed stone chimney and hearth with timber mantle above, two double-glazed windows to the front, plus an additional stable style double-glazed door giving access, radiator, recessed spotlights to the ceiling.

From the kitchen/diner arch gives access to:

Door from lounge gives access to:

##### Bedroom / Games room / Snug

14'4 x 11'8

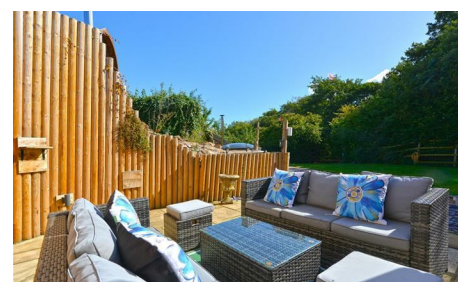
Having exposed wooden parquet flooring, two radiators, two double-glazed windows with a stunning rural aspect, double-glazed Tri-folding doors give access to the front of the property, and recessed spotlights to the ceiling.

From the kitchen/diner arch gives access to:

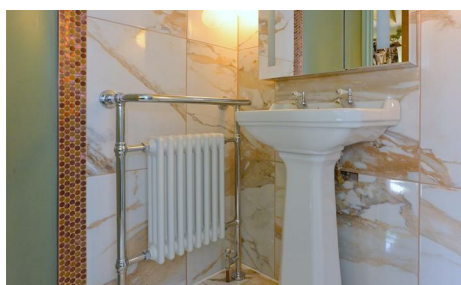
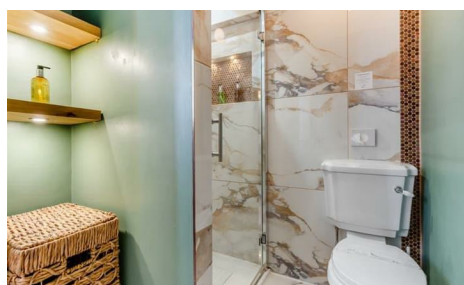
##### Boot Room

Having fitted shelved store cupboard and drawers, double glazed window, radiator, understairs recess, tile flooring.

Door from inner hallway gives access to:







#### Cloakroom

Cloakroom having low flush WC, wash hand basin with mixer tap over, storage drawers below and a tiled splash surround, wall-mounted extractor fan.

From the inner hallway, stairs rise to:

#### First floor landing/Study area

Having double-glazed windows with a pleasing rural aspect, exposed timbers, and two radiators. From first first-floor landing, doors give access to: Three further bedrooms and a laundry/store room.

#### Master Suite

15'4 x 12'3 excluding walkway

Having wood effect flooring, double-glazed windows to the front, double-glazed French doors give access to a Juliet style balcony with oak oak-framed glazed window to the side and above, having a beautiful rural aspect, featuring a stunning vaulted ceiling with exposed oak beam, radiator.

Door way from bedroom one gives access to:

#### Large walk-in wardrobe/Dressing room

6'8 x 5'5

Door from bedroom one gives access to:

#### Luxury ensuite bathroom

Bathroom Having free standing oval shaped bath with mixer tap over, walk-in double shower with drench shower over and a contemporary glazed shower screen to side, low flush WC, Oversized his and hers wash hand basin with mixer tap over set to a tiled worktop with storage cupboards and drawers below, porcelain tiled floor and porcelain tiled to walls, heated towel rail, double glazed roof window.

#### Bedroom two

13'2 x 12'9

Having double-glazed windows to the front, a feature exposed brick wall, exposed timbers to the ceiling, radiator. Arch from bedroom two gives access to:

#### Dressing area

6'7 x 4'5

Door from bedroom two gives access to:

#### Bedroom three

9'7 x 6'7

Having a double-glazed window to the front, radiator. Door to: Bespoke ensuite shower room Having double walk-in porcelain tiled shower with drench shower and hand-held shower attachment off taps WC with hidden cistern, wash hand basin with mixer tap over and storage cupboard below, porcelain tiled floor, porcelain tiles to walls, antique style radiator with heated chrome style towel rail, double glazed roof window, porcelain tiled floor, recessed spotlight with built-in extractor fan to ceiling.

#### Bespoke ensuite shower room

Having double walk-in porcelain tiled shower with drench shower and hand-held shower attachment off taps WC with hidden cistern, wash hand basin with mixer tap over and storage cupboard below, porcelain tiled floor, porcelain tiles to walls, antique style radiator with heated chrome style towel rail, double glazed roof window, porcelain tiled floor, recessed spotlight with built-in extractor fan to ceiling.

#### Laundry/Useful store room

8'4 x 9'2

Having wood effect flooring, space for a washing machine and tumble dryer, fitted wooden style worktop, fitted cupboards, and double double-glazed roof window.

#### Outside

The gardens of this property are predominantly to the front and side. To the front of the property there is a good size covered veranda, timber decking, slated low maintenance area with paved pathway, gated access leading to a slated and paved sun terrace which takes full advantage of the stunning rural aspect towards farmland, countryside and beyond, log store and Swedish style hot tub and sauna, slated steps with timber sleepers then give access to the property's lawn gardens having Indian sandstone paved terrace with outside lightning points, further slated paved pathway with Indian sandstone patio area and log store, mature apple tree, barked area currently being used as a fire pit and seating area, timber garden shed. To the side of the front garden, there is a driveway providing ample off-street parking accessed by timber double gates.

#### RITA'S RETREAT

Double-glazed stable-style door gives access to:

#### Morning room

17'10 max into bay x 7'7

Having a range of double-glazed windows to the front, Quarry tiled floor, feature exposed stone and brick wall, recessed spotlights to the ceiling, radiator. Doorway from Morning Room gives access to:

#### Living area with kitchen

13'8 max into recess reducing down to 10'2 min x 1

The living area comprises: Engineered wooden flooring, double-glazed window, fire belly multi fuel burner set to a painted brick hearth and timber fire surround, radiator. The kitchen area comprises: Eye-level and base units, a built-in Samsung oven with four-ring hob, sink with mixer tap over, an understairs storage cupboard, and wall hung stainless steel cooker canopy. Under-stairs cupboard with fridge. From the living area/kitchen, stairs rise to

#### Bedroom one

11'8 x 8'10

Having a double-glazed window to the front, radiator. Part-glazed sliding door gives access to:

#### Refitted ensuite shower room

Having tiled shower cubicle with contemporary glazed shower screen to side, drench shower over plus handheld shower attachment off, low flush WC with hidden cistern, wash hand basin with storage cupboard below, tiled floor, recessed spotlights, extractor fan to ceiling, heated chrome style towel rail.

#### Outside

There is a secluded courtyard-style garden comprising: a cobble court for dining, a Swedish wood-fuelled hot tub, and outside electrical points. Pizza oven and wood store with marble inlay. The Private garden is enclosed by stone walling, timber fencing and mature bushes.



MARY'S CROFT

Stable style door gives access to:

Entrance hallway

Having wood effect flooring, wall-mounted electric radiator-style heater. Door to:

Living area/Kitchenette

11'5 x 7'3

Having a microwave, small fridge, small base unit, fitted stainless steel drainer unit with ring electric hob, wood effect flooring, a wood burning stove, wall-mounted electric radiator style heater, TV aerial point, and two glazed windows.

From entrance hallway door gives access to:

Bedroom

11'5 x 7'3

Having feature feature-free standing cooper bath, double-glazed windows, wood effect flooring, wall wall-mounted radiator style electric panel heater.

Door from the entrance hallway gives access to:

Shower room

Having a shower cubicle, circular wash hand basin with mixer tap over set to a fitted wooden worktop with storage cupboard below, low flush WC, wood effect flooring, glazed window.

Outside

A concrete and stone driveway provides parking for at least two vehicles, an oil tank, gated access, then leads to Mary Croft's private garden, which comprises: low-maintenance slated and paved sections, a paved sun terrace, a log store, food fueled Swedish hot tub, a BBQ hut and small lawn gardens. The gardens are enclosed by fencing and mature hedging.

Separate outdoor store

We have been informed by the vendors, that this large, useful, outdoor store, is known as the Cow shed, which gives the prospective buyer(s) the opportunity to renovate, in their particular style.

Directions

Head out through the villages of Hookagate, Annscroft, Longden and Pulverbatch. When leaving the village of Pulverbatch, continue for approximately 0.1 of a mile and turn left signed posted for Wilderley and Picklescott. Continue on this road and head for the signpost Sheppen Fields and Underhills, and then continue on the country lane (past a farm on the right-hand side) for approximately 0.8 of a mile to 1 mile. The property will be situated on the left-hand side.

AGENTS NOTE

The property is currently an extremely successful Holiday Let. If the buyers are interested in continuing this, the vendor is happy to show the recent accounts.

Services

Borehole water supply, mains electricity and a private sewer treatment plant drainage system are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

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Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral disclaimer

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Disclaimer

Any areas / measurements are approximate only and have not been verified. VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

